

HoldenCopley

PREPARE TO BE MOVED

East Street, Long Eaton, Derbyshire NG10 2DH

Guide Price £210,000

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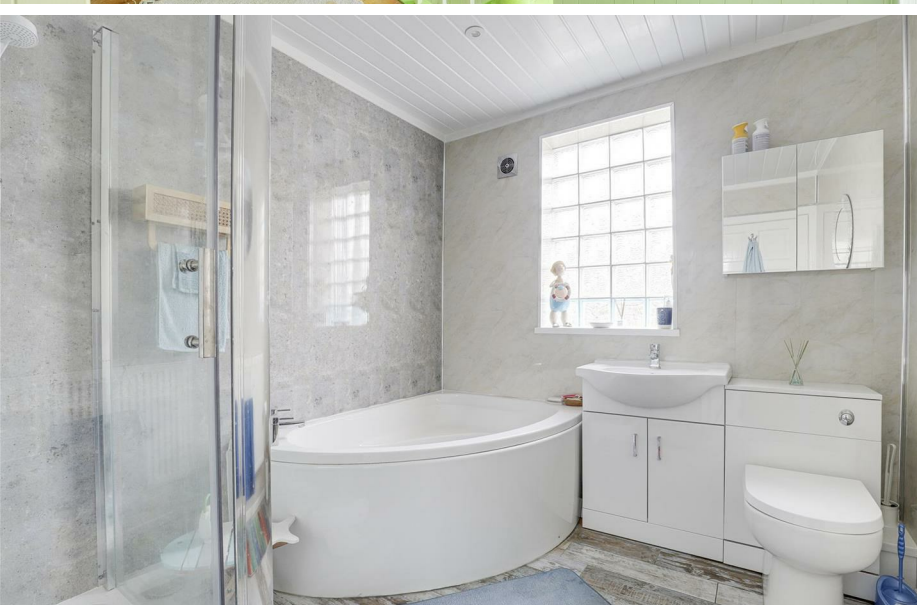
GUIDE PRICE: £210,000 - £230,000

SPACIOUS FAMILY HOME...

This spacious semi-detached home offers an excellent opportunity for a buyer seeking a property they can truly make their own. Positioned in a well-regarded and convenient location, it is just a short distance from local shops, respected schools and a variety of amenities, while also benefitting from strong transport links. The ground floor begins with a welcoming entrance hall that leads into a comfortable living room. To the rear, the generous kitchen and dining area creates the heart of the home, with French doors opening directly onto the garden, allowing natural light to flood the space and creating an easy flow between indoors and outdoors. Upstairs, there are two well-proportioned double bedrooms, accompanied by a third smaller room that would make an ideal home office or nursery. The first floor also features a four-piece bathroom suite, offering both practicality and potential. The exterior is equally appealing. To the front, the property enjoys a lawn with planted borders, gated access to a driveway and a garage. The rear garden is particularly attractive, offering a patio for outdoor dining, a lawn framed by established shrubs and planting, and a further seating area perfect for relaxation. There is also access into both the garage and a versatile external building, known as the Janner, which provides additional flexible space to suit a variety of needs.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Garage
- Enclosed Rear Garden
- Plenty Of Potential
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'3" x 6'4" (4.96m x 1.94m)

The entrance hall has an obscure window to the side elevation, wood flooring, an in-built cupboard, a radiator, and a UPVC door providing access into the accommodation.

Living Room

13'1" x 13'0" (4.00m x 3.98m)

The living room has a UPVC double glazed window to the front elevation, a radiator, coving to the ceiling, a TV point, an original feature fireplace, and carpeted flooring.

Kitchen/Diner

19'10" x 12'11" (6.07m x 3.94m)

The kitchen diner has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and mixer tap, an integrated oven, a gas ring hob and extractor hood, space for a fridge freezer, space for a dining table, a recessed chimney breast alcove, partial coving to the ceiling, tiled splashback, wood flooring, a UPVC double glazed window to the rear elevation, double French door opening to the rear garden, and a UPVC opening to side elevation.

FIRST FLOOR

Landing

7'6" x 5'3" (2.30m x 1.62m)

The landing has s UPVC double glazed window to the side elevation, wood flooring, and access to the first floor accommodation.

Bedroom One

13'1" x 13'0" (3.99m x 3.98m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Two

12'11" x 11'3" (3.95m x 3.43m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, an in-built cupboard, and carpeted flooring.

Bedroom Three

8'2" x 6'4" (2.50m x 1.94m)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bathroom

9'9" x 8'2" (2.98m x 2.50m)

The bathroom has obscure window to the rear elevation, a concealed dual flush W/C, a vanity-style wash basin, a corner panelled bath, a shower enclosure with a wall-mounted electric shower fixture, a radiator, coving to the ceiling, recessed spotlights, an extractor fan, water proof boarding to the walls, and wood-effect flooring.

OUTSIDE

Front

To the front of the property is a lawn, planted borders, gated access to a driveway way with access into the garage, and access to the rear garden.

Garage

21'9" x 16'2" (6.63m x 4.93m)

The garage has a window to the side elevation, a door providing access to the rear garden, lighting, electrics, and an up-and-over door opening to the driveway.

Rear

To the rear of the property is a patio area, a lawn, various planted shrubs, bushes and plants, a further patio seating area, and access into the Janner and garage.

Janner

The janner (external building) has a fitted base units with worktop, a stainless steel sink with a swan neck mixer tap and drainer, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, a low level flush W/C, partially tiled walls, and stained wood floor boards, tow windows to the side and rear elevation, and a door opening to the rear garden.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

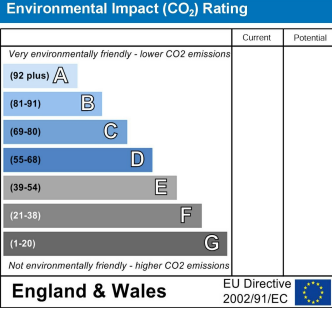
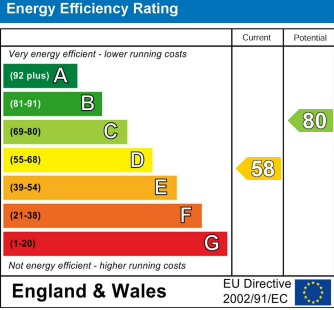
Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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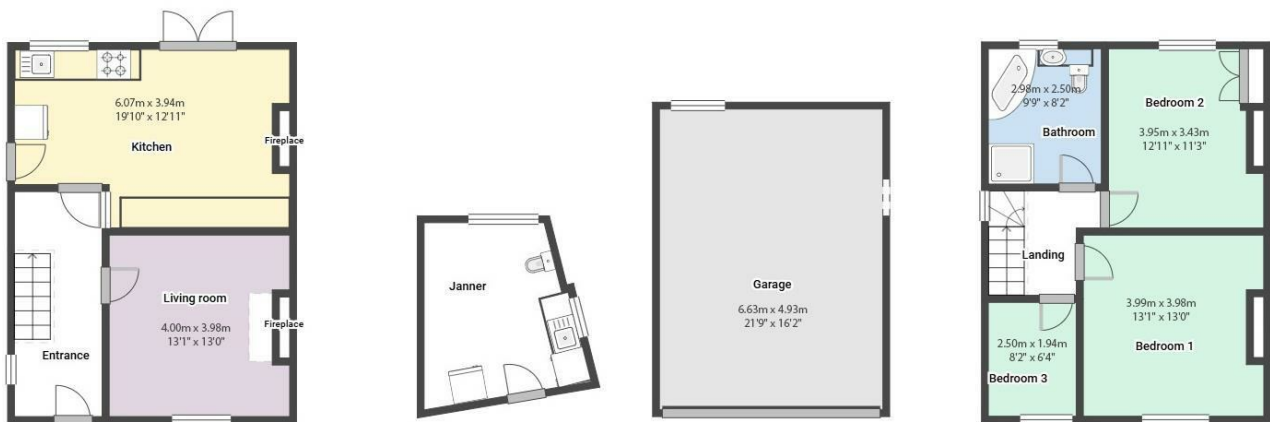
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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